

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Division of Housing Policy Development**

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**MEMORANDUM**

**DATE:** April 6, 2006

**TO:** Interested Parties

*Cathy E. Creswell*

**FROM:** Cathy E. Creswell, Deputy Director  
Division of Housing Policy Development

**SUBJECT:** 2006 Income Limits

Attached for your information is a copy of the income limits for California counties updated for 2006. These include limits for income categories of extremely low-, very low-, lower-, median-, and moderate-incomes for varying household sizes. These State 2006 income limits are posted at the Department's website at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html> and replace those in effect during 2005.

California Health and Safety Code Sections 50079.5, 50105 and 50106 provide that the State limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 (HCV) program. These sections also direct the California Department of Housing and Community Development (Department) to publish State income limits. HUD released its new FY 2006 income limits effective March 8, 2006.

Accordingly, the Department has filed amendments to Section 6932 of Title 25 of the California Code of Regulations with the Office of Administrative Law. The amendments contain both the updated HUD income limits and the median- and moderate-income limits prepared by the Department pursuant to Health and Safety Code Section 50093.

Please note that use of these income limits is subject to an individual program's definition of income and to other factors such as effective dates. In addition, note that the definitions themselves sometimes differ between programs. Also, there may be more differences between programs this year because of changes HUD implemented in its development of the income limits. When these official State income limits are to be used for a program, then the limits in the table must be used to qualify a household.

If you have any questions concerning the income limits, please contact Department staff at (916) 445-4728 or by e-mail to [cahouse@hcd.ca.gov](mailto:cahouse@hcd.ca.gov).

Attachment

## **Income Limits Pursuant to Title 25, § 6932 California Code of Regulations (CCR)**

### Methodology

The extremely low-, very low-, and lower-income limits of California Code of Regulations Section 6932 equal the 30 percent of median-, the very low-, and the low-income limits established by the U.S. Department of Housing and Urban Development (HUD) for use in its Section 8 program. The median and moderate levels for the State limits are determined by the California Department of Housing and Community Development (Department) on the basis of the HUD limits. To prepare its limits, HUD first estimates median family income (MFI) for the metropolitan statistical area (MSA) or for the sub area (termed "HMFA"s for HUD Metro FMR Areas). Where an area or county has a condition that warrants special consideration, called an exception, HUD adjusts the limit for an income category. Upward adjustments are made either to the level of the State nonmetropolitan median for high housing costs or because of a historical exception while adjustments to the low-income limit are capped by the U.S. median. However, if an adjustment would result in an income limit below that of last year, then, for the extremely low-, very low-, and low-income limits, HUD kept the limit at the level of the prior year.

The area median income (AMI) is often, but not always, the greater of either: 1) the median family income for a county's metropolitan statistical area or its nonmetropolitan county; 2) the median family income for nonmetropolitan counties statewide (\$50,800 for 2006); or 3) the area median income of the prior year.

Once HUD establishes the very low-income limits, they are then used to calculate the limits for other income categories. HUD's four-person very low-income limit usually equals 50 percent of MFI. The four-person median-income limit equals two times HUD's four-person very low-income limit, except in counties which have been adjusted. For high cost areas, the Department instead sets the four-person median equal to either HUD's estimated MFI, or to last year's AMI if it was higher than this year's estimated MFI. Likewise, for HUD's historical exceptions the Department uses as the median either the higher of this year's MFI or last year's AMI. Finally, in some counties rounding conventions cause the four-person median-income limit to be slightly less than two times the four-person very low-income limit. The four-person moderate-income limit is 120 percent of the four-person median-income limit.

Although many four-person low-income limits equal 80 percent of the area median income, HUD's briefing materials specify that the low-income limits actually are calculated using 160 percent of the relevant four-person very low-income limit, with some HUD exceptions. An exception for some high income areas means that the four-person low-income limit is different from what the 160 percent calculation would yield because a maximum, or cap, may have been applied by HUD. An exception for high housing costs relative to incomes means that although HUD may have raised the low-income limit for an area, HUD may or may not have raised the limit for the very low-income category. In sum, what is called, for example, an "80%" limit cannot be assumed to equal 80 percent of the median nor 160% of the very low limit due to HUD's adjustments.

## Income Limits Pursuant to Title 25, § 6932

### California Code of Regulations (CCR)

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California's extremely low-income limits are HUD's limits for "30% of Median". HUD calculates its "30% of Median" limits using 60 percent of the relevant very low-income limits, but with a floor set at the minimum Supplemental Security Income (SSI).

Income limits for all income categories are adjusted for household size so that larger households have higher income limits than smaller households. For all income categories, the income limits for household sizes other than four persons are calculated using the four-person income limit as the base. HUD's adjustments use the following percentages, with results rounded to the nearest \$100 increment:

Number of persons in Household:	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
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Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%
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For households of more than eight persons, refer to the formula at the end of the table of the 2006 Income Limits. Due to the adjustments HUD can make between income limits in a given county, these tables should be the only method of determining eligibility. Arithmetic calculations are applicable only when a household has more than eight members.

References: FY 2006 HUD Income Limits Transmittal PDR-2006-02 of 03-08-06 and FY 2006 HUD Income Limits Briefing Material January 18, 2006 available at [www.huduser.org/datasets/il.html](http://www.huduser.org/datasets/il.html)

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Alameda County</b>	Extremely Low	17,600	20,100	22,650	<b>25,150</b>	27,150	29,150	31,200	33,200
Area Median Income:	Very Low Income	29,350	33,500	37,700	<b>41,900</b>	45,250	48,600	51,950	55,300
83,800	Lower Income	46,350	53,000	59,600	<b>66,250</b>	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	<b>83,800</b>	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	<b>100,600</b>	108,600	116,700	124,700	132,800
<b>Alpine County</b>	Extremely Low	13,600	15,500	17,450	<b>19,400</b>	20,950	22,500	24,050	25,600
Area Median Income:	Very Low Income	22,600	25,850	29,050	<b>32,300</b>	34,900	37,450	40,050	42,650
64,600	Lower Income	36,200	41,350	46,550	<b>51,700</b>	55,850	59,950	64,100	68,250
	Median Income	45,200	51,700	58,100	<b>64,600</b>	69,800	74,900	80,100	85,300
	Moderate Income	54,300	62,000	69,800	<b>77,500</b>	83,700	89,900	96,100	102,300
<b>Amador County</b>	Extremely Low	13,150	15,050	16,900	<b>18,800</b>	20,300	21,800	23,300	24,800
Area Median Income:	Very Low Income	21,950	25,100	28,200	<b>31,350</b>	33,850	36,350	38,850	41,400
62,700	Lower Income	35,100	40,100	45,150	<b>50,150</b>	54,150	58,150	62,200	66,200
	Median Income	43,900	50,200	56,400	<b>62,700</b>	67,700	72,700	77,700	82,800
	Moderate Income	52,600	60,200	67,700	<b>75,200</b>	81,200	87,200	93,200	99,300
<b>Butte County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Calaveras County</b>	Extremely Low	12,200	13,950	15,700	<b>17,450</b>	18,850	20,250	21,650	23,050
Area Median Income:	Very Low Income	20,350	23,250	26,150	<b>29,050</b>	31,350	33,700	36,000	38,350
58,100	Lower Income	32,550	37,200	41,850	<b>46,500</b>	50,200	53,950	57,650	61,400
	Median Income	40,700	46,500	52,300	<b>58,100</b>	62,700	67,400	72,000	76,700
	Moderate Income	48,800	55,800	62,700	<b>69,700</b>	75,300	80,900	86,400	92,000
<b>Colusa County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Contra Costa County</b>	Extremely Low	17,600	20,100	22,650	<b>25,150</b>	27,150	29,150	31,200	33,200
Area Median Income:	Very Low Income	29,350	33,500	37,700	<b>41,900</b>	45,250	48,600	51,950	55,300
83,800	Lower Income	46,350	53,000	59,600	<b>66,250</b>	71,550	76,850	82,150	87,450
	Median Income	58,700	67,000	75,400	<b>83,800</b>	90,500	97,200	103,900	110,600
	Moderate Income	70,400	80,500	90,500	<b>100,600</b>	108,600	116,700	124,700	132,800
<b>Del Norte County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>El Dorado County</b>	Extremely Low	13,700	15,700	17,650	<b>19,600</b>	21,150	22,750	24,300	25,850
Area Median Income:	Very Low Income	22,900	26,150	29,450	<b>32,700</b>	35,300	37,950	40,550	43,150
65,400	Lower Income	36,600	41,850	47,050	<b>52,300</b>	56,500	60,650	64,850	69,050
	Median Income	45,800	52,300	58,900	<b>65,400</b>	70,600	75,900	81,100	86,300
	Moderate Income	55,000	62,800	70,700	<b>78,500</b>	84,800	91,100	97,300	103,600

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Fresno County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Glenn County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Humboldt County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Imperial County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Inyo County</b>	Extremely Low	11,500	13,100	14,750	<b>16,400</b>	17,700	19,000	20,350	21,650
Area Median Income:	Very Low Income	19,100	21,850	24,550	<b>27,300</b>	29,500	31,650	33,850	36,050
54,600	Lower Income	30,600	34,950	39,350	<b>43,700</b>	47,200	50,700	54,200	57,700
	Median Income	38,200	43,700	49,100	<b>54,600</b>	59,000	63,300	67,700	72,100
	Moderate Income	45,900	52,400	59,000	<b>65,500</b>	70,700	76,000	81,200	86,500
<b>Kern County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Kings County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Lake County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Lassen County</b>	Extremely Low	11,050	12,600	14,200	<b>15,750</b>	17,000	18,250	19,550	20,800
Area Median Income:	Very Low Income	18,400	21,000	23,650	<b>26,250</b>	28,350	30,450	32,550	34,650
52,500	Lower Income	29,400	33,600	37,800	<b>42,000</b>	45,350	48,700	52,100	55,450
	Median Income	36,800	42,000	47,300	<b>52,500</b>	56,700	60,900	65,100	69,300
	Moderate Income	44,100	50,400	56,700	<b>63,000</b>	68,000	73,100	78,100	83,200

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Los Angeles County</b>	Extremely Low	14,550	16,650	18,700	<b>20,800</b>	22,450	24,150	25,800	27,450
Area Median Income:	Very Low Income	24,250	27,700	31,200	<b>34,650</b>	37,400	40,200	42,950	45,750
56,200	Lower Income	38,800	44,350	49,900	<b>55,450</b>	59,900	64,300	68,750	73,200
	Median Income	39,300	45,000	50,600	<b>56,200</b>	60,700	65,200	69,700	74,200
	Moderate Income	47,200	53,900	60,700	<b>67,400</b>	72,800	78,200	83,600	89,000
<b>Madera County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Marin County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,200	141,400	150,500
<b>Mariposa County</b>	Extremely Low	10,800	12,300	13,850	<b>15,400</b>	16,650	17,850	19,100	20,350
Area Median Income:	Very Low Income	17,950	20,500	23,100	<b>25,650</b>	27,700	29,750	31,800	33,850
51,300	Lower Income	28,750	32,850	36,950	<b>41,050</b>	44,350	47,600	50,900	54,200
	Median Income	35,900	41,000	46,200	<b>51,300</b>	55,400	59,500	63,600	67,700
	Moderate Income	43,100	49,300	55,400	<b>61,600</b>	66,500	71,500	76,400	81,300
<b>Mendocino County</b>	Extremely Low	10,750	12,300	13,800	<b>15,350</b>	16,600	17,800	19,050	20,250
Area Median Income:	Very Low Income	17,900	20,450	23,000	<b>25,550</b>	27,600	29,650	31,700	33,750
51,100	Lower Income	28,650	32,700	36,800	<b>40,900</b>	44,150	47,450	50,700	54,000
	Median Income	35,800	40,900	46,000	<b>51,100</b>	55,200	59,300	63,400	67,500
	Moderate Income	42,900	49,000	55,200	<b>61,300</b>	66,200	71,100	76,000	80,900
<b>Merced County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Modoc County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Mono County</b>	Extremely Low	13,050	14,900	16,800	<b>18,650</b>	20,150	21,650	23,150	24,600
Area Median Income:	Very Low Income	21,750	24,850	27,950	<b>31,050</b>	33,550	36,000	38,500	41,000
62,100	Lower Income	34,800	39,750	44,750	<b>49,700</b>	53,700	57,650	61,650	65,600
	Median Income	43,500	49,700	55,900	<b>62,100</b>	67,100	72,000	77,000	82,000
	Moderate Income	52,200	59,600	67,100	<b>74,500</b>	80,500	86,400	92,400	98,300
<b>Monterey County</b>	Extremely Low	13,100	14,950	16,850	<b>18,700</b>	20,200	21,700	23,200	24,700
Area Median Income:	Very Low Income	21,800	24,900	28,050	<b>31,150</b>	33,650	36,150	38,650	41,100
62,200	Lower Income	34,900	39,900	44,850	<b>49,850</b>	53,850	57,850	61,800	65,800
	Median Income	43,500	49,800	56,000	<b>62,200</b>	67,200	72,200	77,100	82,100
	Moderate Income	52,200	59,700	67,100	<b>74,600</b>	80,600	86,500	92,500	98,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Napa County</b>	Extremely Low	15,750	18,000	20,250	<b>22,500</b>	24,300	26,100	27,900	29,700
Area Median Income:	Very Low Income	26,250	30,000	33,750	<b>37,500</b>	40,500	43,500	46,500	49,500
75,000	Lower Income	41,700	47,700	53,650	<b>59,600</b>	64,350	69,150	73,900	78,650
	Median Income	52,500	60,000	67,500	<b>75,000</b>	81,000	87,000	93,000	99,000
	Moderate Income	63,000	72,000	81,000	<b>90,000</b>	97,200	104,400	111,600	118,800
<b>Nevada County</b>	Extremely Low	13,500	15,400	17,350	<b>19,250</b>	20,800	22,350	23,850	25,400
Area Median Income:	Very Low Income	22,450	25,700	28,900	<b>32,100</b>	34,650	37,250	39,800	42,350
64,200	Lower Income	35,950	41,100	46,200	<b>51,350</b>	55,450	59,550	63,650	67,800
	Median Income	44,900	51,400	57,800	<b>64,200</b>	69,300	74,500	79,600	84,700
	Moderate Income	53,900	61,600	69,300	<b>77,000</b>	83,200	89,300	95,500	101,600
<b>Orange County</b>	Extremely Low	17,050	19,500	21,900	<b>24,350</b>	26,300	28,250	30,200	32,150
Area Median Income:	Very Low Income	28,400	32,450	36,500	<b>40,550</b>	43,800	47,050	50,300	53,550
78,300	Lower Income	45,450	51,900	58,400	<b>64,900</b>	70,100	75,300	80,500	85,650
	Median Income	54,800	62,600	70,500	<b>78,300</b>	84,600	90,800	97,100	103,400
	Moderate Income	65,800	75,200	84,600	<b>94,000</b>	101,500	109,000	116,600	124,100
<b>Placer County</b>	Extremely Low	13,700	15,700	17,650	<b>19,600</b>	21,150	22,750	24,300	25,850
Area Median Income:	Very Low Income	22,900	26,150	29,450	<b>32,700</b>	35,300	37,950	40,550	43,150
65,400	Lower Income	36,600	41,850	47,050	<b>52,300</b>	56,500	60,650	64,850	69,050
	Median Income	45,800	52,300	58,900	<b>65,400</b>	70,600	75,900	81,100	86,300
	Moderate Income	55,000	62,800	70,700	<b>78,500</b>	84,800	91,100	97,300	103,600
<b>Plumas County</b>	Extremely Low	11,750	13,400	15,100	<b>16,750</b>	18,100	19,450	20,750	22,100
Area Median Income:	Very Low Income	19,550	22,350	25,150	<b>27,950</b>	30,200	32,400	34,650	36,900
55,900	Lower Income	31,300	35,750	40,250	<b>44,700</b>	48,300	51,850	55,450	59,000
	Median Income	39,100	44,700	50,300	<b>55,900</b>	60,400	64,800	69,300	73,800
	Moderate Income	47,000	53,700	60,400	<b>67,100</b>	72,500	77,800	83,200	88,600
<b>Riverside County</b>	Extremely Low	12,100	13,800	15,550	<b>17,250</b>	18,650	20,000	21,400	22,750
Area Median Income:	Very Low Income	20,150	23,000	25,900	<b>28,750</b>	31,050	33,350	35,650	37,950
57,500	Lower Income	32,200	36,800	41,400	<b>46,000</b>	49,700	53,350	57,050	60,700
	Median Income	40,300	46,000	51,800	<b>57,500</b>	62,100	66,700	71,300	75,900
	Moderate Income	48,300	55,200	62,100	<b>69,000</b>	74,500	80,000	85,600	91,100
<b>Sacramento County</b>	Extremely Low	13,700	15,700	17,650	<b>19,600</b>	21,150	22,750	24,300	25,850
Area Median Income:	Very Low Income	22,900	26,150	29,450	<b>32,700</b>	35,300	37,950	40,550	43,150
65,400	Lower Income	36,600	41,850	47,050	<b>52,300</b>	56,500	60,650	64,850	69,050
	Median Income	45,800	52,300	58,900	<b>65,400</b>	70,600	75,900	81,100	86,300
	Moderate Income	55,000	62,800	70,700	<b>78,500</b>	84,800	91,100	97,300	103,600
<b>San Benito County</b>	Extremely Low	15,600	17,800	20,050	<b>22,250</b>	24,050	25,800	27,600	29,350
Area Median Income:	Very Low Income	25,950	29,650	33,350	<b>37,050</b>	40,000	43,000	45,950	48,900
74,100	Lower Income	41,500	47,450	53,350	<b>59,300</b>	64,050	68,800	73,550	78,300
	Median Income	51,900	59,300	66,700	<b>74,100</b>	80,000	86,000	91,900	97,800
	Moderate Income	62,200	71,100	80,000	<b>88,900</b>	96,000	103,100	110,200	117,300
<b>San Bernardino County</b>	Extremely Low	12,100	13,800	15,550	<b>17,250</b>	18,650	20,000	21,400	22,750
Area Median Income:	Very Low Income	20,150	23,000	25,900	<b>28,750</b>	31,050	33,350	35,650	37,950
57,500	Lower Income	32,200	36,800	41,400	<b>46,000</b>	49,700	53,350	57,050	60,700
	Median Income	40,300	46,000	51,800	<b>57,500</b>	62,100	66,700	71,300	75,900
	Moderate Income	48,300	55,200	62,100	<b>69,000</b>	74,500	80,000	85,600	91,100

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>San Diego County</b>	Extremely Low	14,500	16,550	18,650	<b>20,700</b>	22,350	24,000	25,650	27,300
Area Median Income:	Very Low Income	24,150	27,600	31,050	<b>34,500</b>	37,250	40,000	42,800	45,550
64,900	Lower Income	38,650	44,150	49,700	<b>55,200</b>	59,600	64,050	68,450	72,850
	Median Income	45,400	51,900	58,400	<b>64,900</b>	70,100	75,300	80,500	85,700
	Moderate Income	54,500	62,300	70,100	<b>77,900</b>	84,100	90,400	96,600	102,800
<b>San Francisco County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,200	141,400	150,500
<b>San Joaquin County</b>	Extremely Low	12,000	13,700	15,450	<b>17,150</b>	18,500	19,900	21,250	22,650
Area Median Income:	Very Low Income	20,000	22,850	25,700	<b>28,550</b>	30,850	33,100	35,400	37,700
57,100	Lower Income	32,000	36,550	41,150	<b>45,700</b>	49,350	53,000	56,650	60,300
	Median Income	40,000	45,700	51,400	<b>57,100</b>	61,700	66,200	70,800	75,400
	Moderate Income	48,000	54,800	61,700	<b>68,500</b>	74,000	79,500	84,900	90,400
<b>San Luis Obispo County</b>	Extremely Low	13,400	15,300	17,250	<b>19,150</b>	20,700	22,200	23,750	25,300
Area Median Income:	Very Low Income	22,350	25,500	28,700	<b>31,900</b>	34,450	37,000	39,550	42,100
63,800	Lower Income	35,750	40,850	45,950	<b>51,050</b>	55,150	59,200	63,300	67,400
	Median Income	44,700	51,000	57,400	<b>63,800</b>	68,900	74,000	79,100	84,200
	Moderate Income	53,600	61,300	68,900	<b>76,600</b>	82,700	88,900	95,000	101,100
<b>San Mateo County</b>	Extremely Low	23,750	27,150	30,550	<b>33,950</b>	36,650	39,400	42,100	44,800
Area Median Income:	Very Low Income	39,600	45,250	50,900	<b>56,550</b>	61,050	65,600	70,100	74,650
95,000	Lower Income	63,350	72,400	81,450	<b>90,500</b>	97,700	104,950	112,200	119,450
	Median Income	66,500	76,000	85,500	<b>95,000</b>	102,600	110,200	117,800	125,400
	Moderate Income	79,800	91,200	102,600	<b>114,000</b>	123,100	132,200	141,400	150,500
<b>Santa Barbara County</b>	Extremely Low	13,850	15,800	17,800	<b>19,750</b>	21,350	22,900	24,500	26,050
Area Median Income:	Very Low Income	23,050	26,300	29,600	<b>32,900</b>	35,550	38,150	40,800	43,450
65,800	Lower Income	36,850	42,100	47,400	<b>52,650</b>	56,850	61,050	65,300	69,500
	Median Income	46,100	52,600	59,200	<b>65,800</b>	71,100	76,300	81,600	86,900
	Moderate Income	55,300	63,200	71,100	<b>79,000</b>	85,300	91,600	98,000	104,300
<b>Santa Clara County</b>	Extremely Low	22,300	25,500	28,650	<b>31,850</b>	34,400	36,950	39,500	42,050
Area Median Income:	Very Low Income	37,150	42,450	47,750	<b>53,050</b>	57,300	61,550	65,800	70,050
105,500	Lower Income	59,400	67,900	76,400	<b>84,900</b>	91,650	98,450	105,250	112,050
	Median Income	73,900	84,400	95,000	<b>105,500</b>	113,900	122,400	130,800	139,300
	Moderate Income	88,600	101,300	113,900	<b>126,600</b>	136,700	146,900	157,000	167,100
<b>Santa Cruz County</b>	Extremely Low	16,500	18,850	21,200	<b>23,550</b>	25,450	27,300	29,200	31,100
Area Median Income:	Very Low Income	27,500	31,400	35,350	<b>39,250</b>	42,400	45,550	48,650	51,800
75,300	Lower Income	43,950	50,250	56,500	<b>62,800</b>	67,800	72,850	77,850	82,900
	Median Income	52,700	60,200	67,800	<b>75,300</b>	81,300	87,300	93,400	99,400
	Moderate Income	63,300	72,300	81,400	<b>90,400</b>	97,600	104,900	112,100	119,300
<b>Shasta County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500



County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Sierra County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Siskiyou County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Solano County</b>	Extremely Low	15,550	17,750	20,000	<b>22,200</b>	24,000	25,750	27,550	29,300
Area Median Income:	Very Low Income	25,900	29,600	33,300	<b>37,000</b>	39,950	42,900	45,900	48,850
74,000	Lower Income	41,450	47,350	53,300	<b>59,200</b>	63,950	68,650	73,400	78,150
	Median Income	51,800	59,200	66,600	<b>74,000</b>	79,900	85,800	91,800	97,700
	Moderate Income	62,200	71,000	79,900	<b>88,800</b>	95,900	103,000	110,100	117,200
<b>Sonoma County</b>	Extremely Low	15,800	18,050	20,300	<b>22,550</b>	24,350	26,150	27,950	29,750
Area Median Income:	Very Low Income	26,300	30,050	33,800	<b>37,550</b>	40,550	43,550	46,550	49,550
75,100	Lower Income	41,700	47,700	53,650	<b>59,600</b>	64,350	69,150	73,900	78,650
	Median Income	52,600	60,100	67,600	<b>75,100</b>	81,100	87,100	93,100	99,100
	Moderate Income	63,100	72,100	81,100	<b>90,100</b>	97,300	104,500	111,700	118,900
<b>Stanislaus County</b>	Extremely Low	11,400	13,050	14,650	<b>16,300</b>	17,600	18,900	20,200	21,500
Area Median Income:	Very Low Income	19,050	21,750	24,500	<b>27,200</b>	29,400	31,550	33,750	35,900
54,400	Lower Income	30,450	34,800	39,150	<b>43,500</b>	47,000	50,450	53,950	57,400
	Median Income	38,100	43,500	49,000	<b>54,400</b>	58,800	63,100	67,500	71,800
	Moderate Income	45,700	52,200	58,800	<b>65,300</b>	70,500	75,700	81,000	86,200
<b>Sutter County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Tehama County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Trinity County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500
<b>Tulare County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
<b>Tuolumne County</b>	Extremely Low	11,400	13,000	14,650	<b>16,250</b>	17,550	18,850	20,150	21,450
Area Median Income:	Very Low Income	18,950	21,700	24,400	<b>27,100</b>	29,250	31,450	33,600	35,750
54,200	Lower Income	30,350	34,700	39,000	<b>43,350</b>	46,800	50,300	53,750	57,200
	Median Income	37,900	43,400	48,800	<b>54,200</b>	58,500	62,900	67,200	71,500
	Moderate Income	45,500	52,000	58,500	<b>65,000</b>	70,200	75,400	80,600	85,800
<b>Ventura County</b>	Extremely Low	16,950	19,350	21,800	<b>24,200</b>	26,150	28,050	30,000	31,950
Area Median Income:	Very Low Income	28,200	32,250	36,250	<b>40,300</b>	43,500	46,750	49,950	53,200
79,500	Lower Income	45,150	51,600	58,050	<b>64,500</b>	69,650	74,800	79,950	85,100
	Median Income	55,700	63,600	71,600	<b>79,500</b>	85,900	92,200	98,600	104,900
	Moderate Income	66,800	76,300	85,900	<b>95,400</b>	103,000	110,700	118,300	125,900
<b>Yolo County</b>	Extremely Low	13,000	14,850	16,700	<b>18,550</b>	20,050	21,500	23,000	24,500
Area Median Income:	Very Low Income	21,650	24,750	27,850	<b>30,950</b>	33,450	35,900	38,400	40,850
61,900	Lower Income	34,650	39,600	44,550	<b>49,500</b>	53,450	57,400	61,400	65,350
	Median Income	43,300	49,500	55,700	<b>61,900</b>	66,900	71,800	76,800	81,700
	Moderate Income	52,000	59,400	66,900	<b>74,300</b>	80,200	86,200	92,100	98,100
<b>Yuba County</b>	Extremely Low	10,700	12,200	13,750	<b>15,250</b>	16,450	17,700	18,900	20,150
Area Median Income:	Very Low Income	17,800	20,300	22,850	<b>25,400</b>	27,450	29,450	31,500	33,550
50,800	Lower Income	28,450	32,500	36,600	<b>40,650</b>	43,900	47,150	50,400	53,650
	Median Income	35,600	40,600	45,700	<b>50,800</b>	54,900	58,900	63,000	67,100
	Moderate Income	42,700	48,800	54,900	<b>61,000</b>	65,900	70,800	75,600	80,500

Authority cited: Section 50093, Health and Safety Code.

Reference: Sections 50079.5, 50093, 50105, and 50106, Health and Safety Code.

For all income categories, the income limits for households larger than eight persons are determined as follows:  
for each person in excess of eight, add eight percent of the four-person very low-income limit to the very low-income limit for eight persons and round the answer to the nearest \$100. For example, the nine-person very low-income limit for Alameda County equals \$ 58,700 ( $\$41,900 \times .08 = \$ 3,352$  added to \$ 55,300 = \$ 58,652, rounded to \$58,700).